

BK 6750PG322

TRANSFER
TAX
PAID

037925 RELEASE DEED

KeyBank National Association, a national banking association with a place of business in Portland, County of Cumberland and State of Maine, for consideration paid, releases to Jonathan G. Culver and Charles T. Ferris, both of Waterville (18 Silver Street), County of Kennebec and State of Maine, as joint tenants, certain real property situated generally in Waterville, County of Kennebec and State of Maine, and more particularly bounded and described in Exhibit A annexed hereto.

Subject to all municipal liens and encumbrances, including but not limited to property taxes, whether or not of record in the Kennebec Registry of Deeds. Further subject to all real estate transfer taxes.

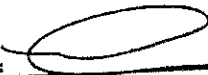
For Grantor's source of title reference may be had to the mortgage deed of Dale A. Edwards and Michelle C. Edwards dated November 5, 1999 and recorded in the Kennebec Registry of Deeds in Vol. 6102, Page 231. The Grantor foreclosed said mortgage pursuant to an Order and Judgment of Foreclosure entered by the Superior Court for Kennebec County dated July 2, 2001 in an action commenced sub nom. KeyBank National Association vs. Dale A. Edwards et al., Docket No. RE-2000-031. This deed is a conveyance of all right, title and interest of the Grantor and all parties to said action in and to the above property pursuant to 14 M.R.S.A. § 6323.

In witness whereof, KeyBank National Association has caused this instrument to be executed by Marilyn H. Thomas, Its Vice President duly authorized as of this 19 day of November, 2001.

Witness:

KEYBANK NATIONAL ASSOCIATION



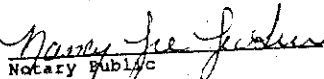
By: 
Marilyn H. Thomas
Its Asst. Vice President

State of Maine
Cumberland, ss.

November 19, 2001

Personally appeared the above-named Marilyn H. Thomas, Asst. Vice President of KeyBank National Association, and acknowledged the foregoing instrument by her signed to be her free act and deed in said capacity and the free act and deed of said corporation.

Before me,


Notary Public

NANCY LEE LeGROW
Notary Public, Maine
My Commission Expires August 9, 2005



MFH+8

PK 6750PG323

SCHEDULE "A"

COMMENCING in the east line of Main Street at an iron rod at the northwest corner of lot known as the W. L. Leslie's store lot; thence easterly on said Leslie's north line and in the same direction about seventy-four (74) feet to the passway; thence northerly on west line of said passway about twenty-four (24) feet to land formerly owned by H.C.H. Pulsifer and now owned by Harms Baking Company; thence westerly on said Pulsifer's (now Harms Baking Company's) south line about seventy-four (74) feet to said Main Street; thence southerly on the east line of said Main Street about twenty-four (24) feet begun at, together with the right of way over said passway (which is twenty-four (24) feet wide) out to Temple Street.

ALSO another lot or parcel of land being a strip of land located next northerly to the above described parcel of land and bounded and described as follows:

BEGINNING at the southwestern corner of a lot of land upon which has been built a brick block by one Ann M. Pulsifer, known as the Moor Block and now occupied by Harms Baking Company, and running in an easterly direction along the southerly line of said lot to the southeastern corner of said brick block; thence northerly along the easterly line of said block six (6) inches; thence westerly in a line parallel to the southerly line of said block to the westerly line of said lot; thence southerly along the westerly line of said lot six (6) inches to the point of beginning. Together with all rights and privileges and subject to all terms and conditions as contained in an agreement relating to a party wall between Samuel Wein and Ann M. Pulsifer, all as contained in the deed of said Ann M. Pulsifer to Samuel Wein, dated July 2, 1919 and recorded in Kennebec Registry of Deeds in Book 572, Page 402, reference to which deed may be had for a more particular description of said agreement.

Being the same premises conveyed to the Mortgagees herein by Quitclaim Deed of Peoples Heritage Bank, dated July 31st, 1998 and recorded in the Kennebec Registry at Book 569, Page 321.

RECEIVED KENNEBEC SS

2601 DEC 26 PM 1:35

ATTEST *Thomas Reed, Notary*
NOTARY PUBLIC